

MINUTES OF THE PUBLIC MEETING OF THE UTAH COUNTY COMMISSION MARCH 23, 2015 IN THE COMMISSION CONFERENCE ROOM OF THE COUNTY BUILDING AT 152 EAST 100 NORTH, VERNAL, UTAH. MEETING COMMENCED AT 11:00 AM.

PARTICIPANTS: COMMISSIONERS BILL STRINGER, AND MARK RAYMOND. COMMISSONER MICHAEL MCKEE, EXCUSED.

ATTENDANCE: LIBERTY BEST, ADRIANNA POTTS, LENNIE BOTEILHO, KATIE SCHOENFELD, ETHAN SCHOENFELD, ADREA SCHOENFELD, ANITA CALDER, DEB FISHER, KRISTEN REMINGTON, KATHY WILKINS, MICHAEL WILKINS, STEVE SROKA, TRACIE SMUIN, DERK HATCH, WHITNEY SZABO, KRISTEN BAUMGARTEN, RACHEL GIERHART, GARY GIERHART, WENDI LONG, ED ZURBUCHEN, BARBARA SIMPER, JEREMY RAYMOND, MELINDA BARLOW, JC BREWER, AND LOREN ANDERSON.

PRAYER GIVEN BY MICHAEL WILKINS

PLEDGE OF ALLEGIANCE LED BY JC BREWER

APPROVAL OF REGULAR COMMISSION MINUTES MARCH 16, 2015

WARRANTS DATED MARCH 19, 2015 IN THE AMOUNT OF \$707,218.81 WERE APPROVED AS PRESENTED.

TAX MATTERS: BARBARA SIMPER

THE COUNTY ASSESSOR REQUESTS ADDING ESCAPED TAXES IN THE AMOUNT OF \$8,045.93 FOR VARIOUS SERIAL NUMBERS AND PROPERTY OWNERS. THE PROPERTIES WERE PUT IN AN INCORRECT TAX EXEMPT DISTRICT. THIS HAS BEEN CORRECTED.

COMMISSIONER RAYMOND MOVED TO APPROVE THE ADDITION OF ESCAPED TAXES AS PRESENTED. COMMISSIONER STRINGER SECONDED. MOTION PASSED.

THE COUNTY ASSESSOR REQUESTED A CORRECTED ABATEMENT OF TAXES IN THE AMOUNT OF \$2,759.63 FOR 2013 AND \$2,703.01 FOR 2014 FOR SERIAL NUMBER 05:128:0183. THIS WAS PREVIOUSLY APPROVED BUT ON THE INCORRECT TAX YEARS.

COMMISSIONER RAYMOND MOVED TO APPROVE THE CORRECTION AS PRESENTED. COMMISSIONER STRINGER SECONDED. MOTION PASSED.

BUSINESS LICENSES: NONE

CEMETERY CERTIFICATES: MICHAEL WILKINS

DEBRA CROWE PURCHASED BLOCK H 40 LOT 1 SPACE 3 IN THE VERNAL MEMORIAL PARK CEMETERY FOR THE SUM OF \$300.00.

JULIE HARRISON PURCHASED BLOCK H194 LOT 3 SPACE 3 AND BLOCK H 195.5 LOT 1 SPACE 1 IN THE VERNAL MEMORIAL PARK CEMETERY FOR THE SUM OF \$600.00.

BURKE HANBERG OR JULENE HANBERG PURCHASED LOT 757A SPACES 1 AND 2 AND LOT 758 SPACES 1, 2, 5, AND 8 IN THE MAESER FAIRVIEW CEMETERY FOR THE SUM OF \$1,800.00.

KIRK B. HANBERG PURCHASED LOT 758, SPACES 3 AND 4 IN THE MAESER FAIRVIEW CEMETERY FOR THE SUM OF \$600.00.

MILES B. HANBERG PURCHASED LOT 758 SPACES 6 AND 7 IN THE MAESER FAIRVIEW CEMETERY FOR THE SUM OF \$600.00.

JILL WORKMAN AND JULIE OBERHANSLY PURCHASED BLOCK 3, LOT 14, SPACE 3 IN THE DRY FORK CEMETERY FOR THE SUM OF \$200.00.

COMMISSIONER RAYMOND MOVED TO APPROVE THE CEMETERY CERTIFICATES AS PRESENTED. COMMISSIONER STRINGER SECONDED. MOTION PASSED.

COUNTY FAIR COMMITTEE AWARDS PRESENTATION

DERK HATCH PRESENTED THE FINEST FAIR COMMITTEE IN THE STATE. OUR COUNTY WON TWO OF THE FIVE AWARDS GIVEN BY THE STATE EVERY YEAR. WE WON BEST FAIR THEME AND BEST NEW IDEA. DERK ALSO INDICATED 70,000 PEOPLE ATTEND OUR FAIR EVERY YEAR. BY MOVING THE DATES TO JUNE 11TH – 13TH, WE ARE HOPING TO INCREASE THE ATTENDANCE. ANITA CALDER CAME UP WITH THE NEW IDEA AND DERK ASKED HER TO COMMENT ON IT. SHE SUGGESTED WE START AN ACTIVITY FOR SPECIAL NEEDS CHILDREN. WE NOW HAVE A PAGEANT FOR YOUNG LADIES TO SHARE THEIR TALENTS JUST LIKE ANY OTHER PAGEANT. DERK ALSO RECOGNIZED TRACIE SMUIN FOR HER HARD WORK.

ED ZURBUCHEN ASKED DERK HOW MUCH MONEY IS ALLOCATED TO THE FAIR. DERK REPLIED, \$170,000.00 A YEAR. THEY GENERALLY COME IN UNDER BUDGET. THIS YEAR THEY WILL BE WATCHING THE BUDGET VERY CLOSE. THEY WILL NOT HAVE THE CONCERT BUT WILL FOCUS ON THURSDAY NIGHT ACTIVITIES.

COUNTY SPRING CLEAN UP DAYS: APRIL 1ST THRU APRIL 4TH

THE COUNTY HOLDS SPRING CLEAN UP DAYS EACH YEAR. EVERYONE IS ENCOURAGED TO CLEAN UP THEIR NEIGHBORHOODS AND TAKE ALL TYPICAL YARD AND HOUSEHOLD WASTE TO THE LANDFILL FREE OF CHARGE FOR THE FIRST FOUR DAYS OF APRIL. OF COURSE, THE LANDFILL DOES NOT TAKE HAZARDOUS MATERIALS. WE LIVE IN A BEAUTIFUL VALLEY AND WE ALL TAKE GREAT PRIDE IN OUR COUNTY. THE LANDFILL IS OPEN 8 AM TO 5 PM MONDAY THROUGH SATURDAY.

COMMUNITY DEVELOPMENT: PUBLIC MEETING

REZONE:

1. UPL THREE RIVERS HOLDINGS – REZONE 17049 EAST 10250 SOUTH, LEOTA FROM A-1, AGRICULTURAL TO I-1, INDUSTRIAL. SERIAL NUMBER 09:003:0016

THIS PROPERTY IS NINE ACRES SOUTH OF PELICAN LAKE, SURROUNDED BY A-1 ZONING. THERE IS A SMALL SECTION OF I-1 ZONING TO THE SOUTH AND SOME MG-1 TO THE WEST. THE FUTURE LAND USE MAP SHOWS INDUSTRIAL ZONING ALONG THE HIGHWAY AND SURROUNDED BY A-1. PLANNING COMMISSION HELD A PUBLIC HEARING AND DID NOT RECEIVE ANY COMMENTS. THEY RECOMMENDED APPROVAL TO REZONE TO I-1 WITH A FOUR TO ONE VOTE.

COMMISSIONER RAYMOND MOVED TO APPROVE THE REZONE FROM A-1 TO I-1 AS PRESENTED. COMMISSIONER STRINGER SECONDED. MOTION PASSED.

2. R DARREN CHRISTENSON & MARK L PETERSON – REZONE 2500 NORTH 2000 WEST, VERNAL FROM MG-1, MINING GRAZING TO RA-1, RESIDENTIAL AGRICULTURAL OR A-1, AGRICULTURAL. SERIAL NUMBER 04:020:0039

THIS PROPERTY IS 40 ACRES RECENTLY PURCHASED FROM SITLA. THIS IS NEAR THE END OF A PENINSULA OF MG-1 ZONING SURROUNDED BY A-1. THE FUTURE LAND USE MAP SHOWS THIS AS RESIDENTIAL SIMILAR TO RA-1. PLANNING COMMISSION HELD A PUBLIC HEARING AND ANSWERED QUESTIONS FROM A NEIGHBOR WHO WAS NOT NECESSARILY OPPOSED. THEY RECOMMENDED APPROVAL TO REZONE TO A-1.

COMMISSIONER RAYMOND ASKED IF THEY HAVE ADDRESSED ANY DRAINAGE ISSUES. MATT REPLIED THESE ISSUES WOULD BE BROUGHT UP AS THE PROPERTY WAS DEVELOPED. IT COULD BE A BIG DEAL DEPENDING ON HOW IT IS DEVELOPED. COMMISSIONER STRINGER HAS THE SAME CONCERNS. THE SOUTH SIDE IS STEEP AND ROCKY AND THE NORTH SIDE SLOPES. HE WANTS TO ENSURE THE COUNTY CAN EXPRESS ANY CONCERNS IN REGARDS TO FLOOD CONTROL. THE ROAD WINDING THROUGH THE NORTH THIRD OF THE PROPERTY IS A COUNTY CLASS B PAVED ROAD.

COMMISSIONER RAYMOND MOVED TO APPROVE THE REZONE FROM MG-1 TO RA-1 AS PRESENTED. COMMISSIONER STRINGER SECONDED.

ED ZURBUCHEN ASKED WHERE THE ROAD GOES. IT CONTINUES NORTH AND EAST AND DEAD-ENDS.

COMMISSIONER STRINGER CALLED FOR A VOTE. MOTION PASSED.

3. GARY & RACHEL GIERHART – REZONE 4214 SOUTH 1500 WEST, VERNAL FROM MG-1, MINING GRAZING TO A-1, AGRICULTURAL. SERIAL NUMBER 06:027:0047

THIS PROPERTY IS 1.4 ACRES AT THE END OF 1500 WEST WITH MG-1 ZONING TO THE WEST AND A-1 TO THE EAST. THE SUBDIVISION WAS APPROVED UNDER MG-1 ZONING WITH LOTS LESS THAN FIVE ACRES, WHICH IS LESS THAN WHAT IS REQUIRED. A PORTION OF THE ORIGINAL LOT WAS BROKEN OFF AND NOW THIS LOT HAS ENDED UP SMALLER THAN APPROVED. IT IS NO LONGER BUILDABLE. THE GIERHART'S ARE THE SECOND TO PURCHASE THE PROPERTY SINCE THE PROPERTY WAS SPLIT. THEY WANT TO RECTIFY THE PROBLEM TO SELL IT AS THEY PURCHASED IT WITH THE BELIEF IT WAS BUILDABLE. THE FUTURE LAND USE MAP SHOWS THIS AREA AS RA-1 TYPE ZONING. PLANNING COMMISSION DID NOT HEAR ANY PUBLIC COMMENTS AT THE PUBLIC HEARING AND RECOMMENDED REZONING FROM MG-1 TO A-1.

COMMISSIONER RAYMOND MOVED TO APPROVE THE REZONE FROM MG-1 TO A-1 AS PRESENTED. COMMISSIONER STRINGER SECONDED. MOTION PASSED.

CONDITIONAL USE PERMIT:

4. DEBORAH & CLIFTON FISHER - CUP FOR FLAG LOT AT 1571 NORTH 3500 WEST, VERNAL. SERIAL NUMBER 04:032:0016.

THIS PROPERTY HAS RECEIVED A VARIANCE FOR THE ACCESS, THEY WILL BE ALLOWED 30 FEET INSTEAD OF 33. THEY PLAN TO BREAK OFF THE WEST PIECE OF THE PROPERTY ACCESSED FROM THE SOUTH PROPERTY LINE FOR A BUILDABLE LOT. PLANNING COMMISSION DID NOT HEAR ANY PUBLIC COMMENTS AT THE PUBLIC HEARING OR ABOUT THE VARIANCE REQUEST. THEY RECOMMENDED APPROVAL WITH THE CONDITIONS TO MEET THE VARIANCE AND FLAG LOT REGULATIONS.

COMMISSIONER RAYMOND ASKED IF THE FIRE MARSHALL HAS WEIGHED IN. MATT REPLIED HE HAS NOT BUT WILL BE INVOLVED WHEN A BUILDING PERMIT IS APPLIED FOR. JEREMY MARSHALL ASKED ABOUT A COVERED PICNIC AREA ON THE PLAT MAP. IT IS CURRENTLY THERE AND PLACED ON THE MAP TO SHOW IT WAS NOT ON A PROPERTY LINE.

COMMISSIONER RAYMOND MOVED TO APPROVE THE FLAG LOT CUP WITH THE CONDITIONS TO FOLLOW ALL VARIANCE AND FLAG LOT REGULATIONS. COMMISSIONER STRINGER SECONDED. COMMISSIONER STRINGER DID ADDRESS HIS CONCERN THAT THEY WERE GRANTED A VARIANCE. MOTION PASSED.

5. AMES CONSTRUCTION – AMENDMENT TO EXISTING CUP FOR A MAN CAMP: AN ADDITIONAL 20 MODULAR UNITS AT 58000 SOUTH SEEP RIDGE ROAD; OWNED BY BURTON DELAMBERT. SERIAL NUMBER 11:101:0001.

THIS PROPERTY IS ZONED MG-1 AND NEAR THE SOUTHERN PART OF THE COUNTY. THEY PREVIOUSLY HAD 20 UNITS APPROVED AND WOULD LIKE 20 MORE. THIS NEW GROUP WOULD BE JUST EAST OF THE EXISTING CAMP BUT STILL WEST OF SEEP RIDGE ROAD. IT WOULD ACTUALLY BE ON THE OLD SEEP RIDGE ROAD. ANOTHER MAN CAMP WAS APPROVED FURTHER NORTH ON THIS SAME PROPERTY, FOR 10 TO 15 UNITS. PLANNING COMMISSION HAD MENTIONED THERE IS A HILL BETWEEN THE ROAD AND THE MAN CAMP LOCATIONS SO ONE SHOULDN'T BE ABLE TO SEE THE CAMPS FROM THE ROAD. PLANNING COMMISSION DID NOT HEAR ANY COMMENTS. THEY RECOMMENDED APPROVAL WITH THE CONDITIONS THE CUP IS GOOD UNTIL JANUARY 1, 2017 AND ALL EXISTING CONDITIONS REMAIN. THIS INCLUDES THE RECLAMATION BOND AND TRI COUNTY HEALTH APPROVAL.

COMMISSIONER STRINGER ASKED WHAT TRI COUNTY HEALTH WOULD BE APPROVING. THEY WILL REVIEW THE WATER AND SEWER; BE IT HOLDING TANKS OR SEPTIC OR ANY COMBINATION.

COMMISSIONER RAYMOND MOVED TO APPROVE THE AMENDMENT TO AN EXISTING CUP WITH THE RECOMMENDED CONDITIONS AS PRESENTED. COMMISSIONER STRINGER SECONDED.

ED ZURBUCHEN ASKED ABOUT THE EGRESS. A COUNTY CLASS D ROAD COMES OFF THE NEW SEEP RIDGE ROAD AND CONNECTS TO THE OLD SEEP RIDGE ROAD TO ACCESS THE MAN CAMPS. ED ZURBUCHEN ALSO ENCOURAGED THE COMMISSIONERS TO BE CAREFUL APPROVING DEVELOPMENT AS SEEP RIDGE ROAD IS A SCENIC BYWAY. COMMISSIONER STRINGER AGREED BUT NOTED THIS IS PERSONAL PROPERTY.

JC BREWER ASKED WHAT AMES CONSTRUCTION IS DOING THAT THEY WOULD NEED SO MANY UNITS. COMMISSIONER RAYMOND RESPONDED THEY ARE WORKING ON RED LEAF. MATT CAZIER ALSO NOTED THAT THEY ARE WRAPPING UP THIS SUMMER AND WILL NEED ADDITIONAL HELP.

COMMISSIONER STRINGER CALLED FOR A VOTE. MOTION PASSED.

SUBDIVISIONS:

6. TROY CORLESS – FINAL PLAT APPROVAL OF POTTS STANDARD SUBDIVISION, THREE LOTS AT 5589 SOUTH 500 EAST, VERNAL.

500 EAST IS A COUNTY CLASS B PAVED THEN A CLASS B GRAVEL AND THEN PRIVATE GOING SOUTH, THIS PROPERTY IS AT THE END. THEY WERE APPROVED FOR A LOT FOR HIS HOME AND ONE FOR A CHILD. THIS SUBDIVISION WILL BREAK OUT A THIRD LOT FOR BUILDING. THE ROAD IS 35 FEET. IT WOULD BE A .94 ACRE LOT. COMMISSIONER RAYMOND INDICATED THEY SPOKE WITH THEM A YEAR OR SO AGO AND INDICATED THE PRIVATE DRIVE WOULD BE SUFFICIENT FOR THREE HOMES BUT IF THEY REQUESTED MORE THAN THAT, THE ROAD WOULD HAVE TO BE IMPROVED. TROY CORLESS AGREED AND NOTED IT HAS BEEN GRAVELED. PLANNING COMMISSION HAD A MEETING THE END OF LAST YEAR AND RECOMMENDED APPROVAL OF THE FINAL PLAT.

COMMISSIONER RAYMOND MOVED TO APPROVE THE FINAL PLAT AS PRESENTED. COMMISSIONER STRINGER SECONDED. MOTION PASSED.

RECORDING OF ZONING MAP:

7. APPROVAL TO RECORD THE 2015 ZONING MAP

MATT WOULD LIKE TO START RECORDING THE ZONING MAP EACH YEAR. THIS WILL MAKE IT EASIER TO LOOK BACK WHEN QUESTIONS ARISE. THIS IS AS GOOD A TIME AS ANY TO START. IT IS VERY SIMILAR TO THE TRANSPORTATION PLAN MAP BUT ONLY SHOWING ZONING AND WOULD BE APPROVED ANNUALLY. THIS MAP IS CURRENT TO MARCH 13, 2015.

COMMISSIONER RAYMOND MOVED TO TABLE THE ZONING MAP FOR FURTHER REVIEW. COMMISSIONER STRINGER SECONDED.

ED ZURBUCHEN ASKED IF THE MAP WAS AVAILABLE ONLINE AND IT IS. IT IS UPDATED REGULARLY BUT NOT ALWAYS 100% ACCURATE.

MICHAEL WILKINS ASKED IF THIS NEEDED TO BE ADOPTED BY ORDINANCE AS THE TRANSPORTATION PLAN IS. LOREN ANDERSON RESPONDED IT DOESN'T. THE TRANSPORTATION PLAN MAP IS ADOPTED THAT WAY BY STATE STATUTE. THE ZONING IS ALREADY ADOPTED BY ORDINANCE.

BRENDA MCDONALD INDICATED THEY WOULD NEED PAPERWORK REFERENCING THE DATE IT IS COMPLETED AND THAT IT WILL BE REDONE EACH YEAR.

COMMISSIONER STRINGER CALLED FOR A VOTE. MOTION PASSED.

BOARD APPOINTMENTS: NONE

PUBLIC INPUT:

ED ZURBUCHEN ASKED IF THERE WAS A PROPERTY TAX INCREASE FROM LEGISLATION. LEGISLATORS APPROVED A \$75 MILLION STATEWIDE UNIFORM SCHOOL RATE INCREASE BUT IT HAS NOT YET BEEN SIGNED. THIS IS NOT A COUNTY TAX INCREASE BUT WILL AFFECT PROPERTY TAXES. MATT CAZIER NOTED THE NEWS SAID IT WOULD BE ABOUT \$50 PER YEAR FOR AN AVERAGE HOUSE. THE TAX INCREASE WILL BE SHARED WITH ALL THE COUNTIES THROUGH OUT THE STATE. NOT ALL OF THE TAXES WILL STAY IN OUR DISTRICT.

ED Z APPRECIATES THE COMMISSION ASKING FOR PUBLIC INPUT.

CLOSED SESSION FOR THE PURPOSE OF DISCUSSING THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY

COMMISSIONER RAYMOND MOVED TO RECESS COMMISSION MEETING AND GO INTO CLOSED SESSION AND WHEN COMPLETE RECONVENE BACK TO COMMISSION MEETING. 11:51 AM.

ADJOURN: MEETING ADJOURNED AT 12:09 P.M.


WILLIAM STRINGER, ACTING CHAIR


MICHAEL W. WILKINS, CLERK-AUDITOR

